

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING
Revised**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, November 18, 2014 at 5:30 p.m. in the Council Chambers in City Hall at 280 Grove St., 2nd floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Designation of Robert Cotter, PP, FAICP as Deputy Planning Board Secretary
7. Old Business:
8. Case: P13-092 Administrative Amendment
Applicant: Eight O'Clock LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 149 Newark Ave
Block: 11405 Lot: 8
Zone: Newark Avenue Downtown Redevelopment Plan
Description: Facade styling change for previously approved interior fit out for restaurant and new storefronts.
9. New Business: THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE.
10. Adopt 2015 Calendar
11. Review and discussion of amendments to the Harsimus Cove Station Redevelopment Plan to change the Street Network and other minor design amendments. Formal action may be taken.
12. Review and discussion of amendments to the Ocean/Bayview Redevelopment Plan, making administrative and housekeeping corrections. Formal action may be taken.
13. Review and discussion of amendments to the Land Development Ordinance regarding thresholds for review in all Redevelopment Plan Areas. Formal action may be taken.
14. Review and discussion of amendments to the Sip Avenue Gateway Redevelopment Plan to adjust the commercial sub-district boundary and allow banquet halls. Tabled at October 21st meeting. Formal action may be taken.
15. Review and discussion of amendments to the Powerhouse Arts District Redevelopment Plan to establish new regulations for the Juan Ribbon Machine Shop site. Formal action may be taken.
16. Case: P12-027 Preliminary & Final Major Site Plan – Admin. Amendment
Applicant: New York Street LLC
Attorney: Chuck Harrington
Review Planner: Kristin Russell
Address: 102 York St.
Block: 14301 Lot: 13
Zone: H – Historic - Paulus Hook
Description: New 8-story mixed-use building with 8 residential units and ground floor Commercial. Approved Dec. 4, 2012. Proposed façade material changes.
17. Case: P14-062 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 45 Cottage Street
Block: 7903 Lot: 16
Zone: O-R Office Residential
Description: Installation of Cellular Telephone Antennas.
18. Case: P14-047 Preliminary and Final Major Site Plan & Master Plan
Applicant: The Hudson House Hotel, LLC
Attorney: Francis Schiller, Esq. & Charles Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 2 Chapel Avenue
Block: 27503 Lot: 10, 11
Zone: Caven Point Redevelopment Plan
Description: 38,948 sf. Restaurant Conversion and rehabilitation
19. Case: P14-039 Preliminary and Final Major Subdivision
Applicant: Coles Jersey Development Co, LLC
Attorney: Patrick McNamara, Esq. & Donald Pepe, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 296-298 Coles Street
Block: 6003 Lot: 2,3,4
6004 1,2
6005 2,13, part of 7
Zone: Jersey Avenue Park Redevelopment Plan
Description: Lot configuration change and addition of a new street

20. Case: P14-040 Preliminary and Final Major Site Plan
Applicant: Coles Jersey Development Co, LLC
Attorney: Patrick McNamara, Esq. & Donald Pepe, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 296-298 Coles Street
Block: 6003 Lot: 2,3,4
6004 1,2
6005 2,13, part of 7
Zone: Jersey Avenue Park Redevelopment Plan
Description: 863 DU; 24,000sf. of retail; and an unimproved future park

21. Case: P14-027 Preliminary and Final Major Site Plan with “c” variances
Applicant: SP HHF SUB A LLC
Attorney: John M. Marmora
Review Planner: Kristin Russell
Address: 191 Broadway
Block: 11703 Lot: 1
Zone: I - industrial
Description: 117,037 sf addition to an existing self-storage building
Deviation: parking, residential buffer, front yard setback

22. Case: P14-044 Preliminary and Final Major Subdivision with “c” variances
Applicant: Jersey City Housing Authority
Attorney: Charles Harrington, Esq.
Review Planner: Kristin Russell
Address: 547 & 561 Montgomery St.
Block: 13602 Lot: 1.01, 1.02
Zone: R-4 multi-family high rise
Description: Subdivision of two existing lots into seven new lots for future housing authority development and new roads.
Variances: expansion of a non-conforming structure (new lot 1.03), lot width (new lots 1.03, 1.05 and 1.07), front yard (new lot 1.03), side yard (new lot 1.03)

23. Case: P14-045 Preliminary and Final Major Site Plan with “c” variances
Applicant: Jersey City Housing Authority
Attorney: Charles Harrington, Esq.
Review Planner: Kristin Russell
Address: 547 & 561 Montgomery St.
Block: 13602 Lot: 1.01, 1.02
Zone: R-4 multi-family high rise
Description: Four new residential buildings with a total of 126 units and 107 parking spaces.
Variances: floor-to-ceiling height (4 lots), parking (3 lots), front yard setback (5 lots), parking between building and street (1 lot), bike parking (3 lots)

24. Case: P14-060 Preliminary and Final Major Site Plan with deviations
Applicant: 87 Newkirk LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 87 Newkirk Street
Block: 12204 Lot: 12
Zone: Journal Square 2060 Redevelopment Plan
Description: New 12 story, 111 unit residential building with 5,000 square feet of retail.
Variances: Building setback requirements and side yard set backs requirements

25. Case: P14-050 Preliminary and Final Major Site Plan with deviations
Applicant: Pace Glass Inc.
Attorney: Francis Regan
Review Planner: Jeff Wenger
Address: 88-94 Bishop Street
Block: 15402 Lot: 1,2 and 6
Zone: Morris Canal Redevelopment Plan
Description: Reconstruction of industrial space for glass recycling center
Variances: yard setbacks, minimum lot size, parking. Waiver from design standards.

26. Memorialization of Resolutions
27. Executive Session, as needed, to discuss litigation, personnel or other matters
28. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD